



TAILOR MADE
SALES & LETTINGS



Erithway Road

Finham, Coventry, CV3 6JR

£1,395 Per Calendar Month



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Property Overview

Tailor Made Sales & Lettings are delighted to bring to market this fantastic three bedroom family home in the ever popular area of Finham, Coventry. Situated on a quiet street, the property benefits from excellent schooling - being in the catchment areas for both Finham Park & Finham Primary.

The property briefly comprises; Entrance Hallway, Reception Room, Kitchen, Dining Room, & W/C & Utility to the ground floor. To the first floor there are Three Bedrooms, two of which are doubles & the Family Bathroom.

The front of the property contains a driveway for two vehicles & to the rear there is a well sized Garden with patio, lawn & converted Garage, currently being utilised as a Home Bar, but could also be used as a Home Office.

Presented Unfurnished.
Available Mid October 2024.

Front of Property

Bay Fronted Property with driveway for two vehicles & storm porch leading to entrance door.

Entrance Hallway

Entrance Hallway with doors to all principle ground floor rooms & stairway to first floor.

Reception

Bay Fronted Reception Room.

Dining Room

Dining Room with box bay window to the rear.

Kitchen

Large Galley Kitchen with a selection of wall & floor units, double under-counter oven & gas hob.

W/C & Utility

W/C & Utility housing a guest toilet, sink, worktop & space for laundry white goods.

Bedroom One

Master Bedroom to the front aspect of the property with bay window & built in storage.

Bedroom Two

Double Bedroom to the rear of the property, with in-built bunk which divides the room in two.

Bedroom Three

Bedroom Three to the front aspect of the property, single bedroom with in-built storage.

Family Bathroom

Family Bathroom with corner bath, shower over, vanity sink & W/C.

Garden Room

Converted Garage, currently being utilised as a Home Bar, but could be used as a Home Office.

Rear Garden

Rear Garden with patio area & lawn.

ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate

Tel: 024 76939550

Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

Agents Disclaimer

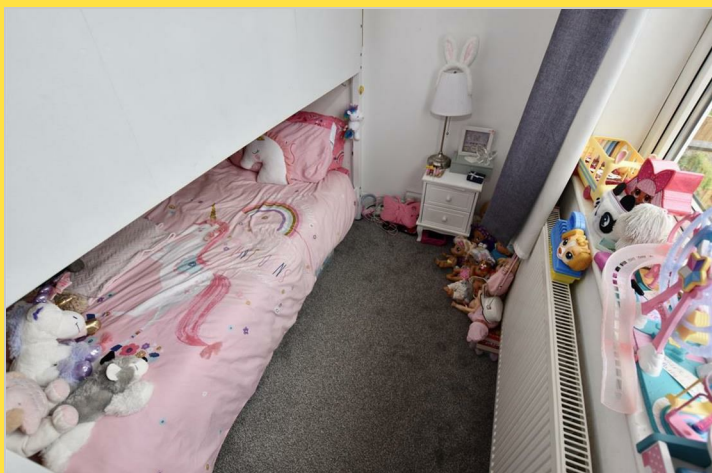
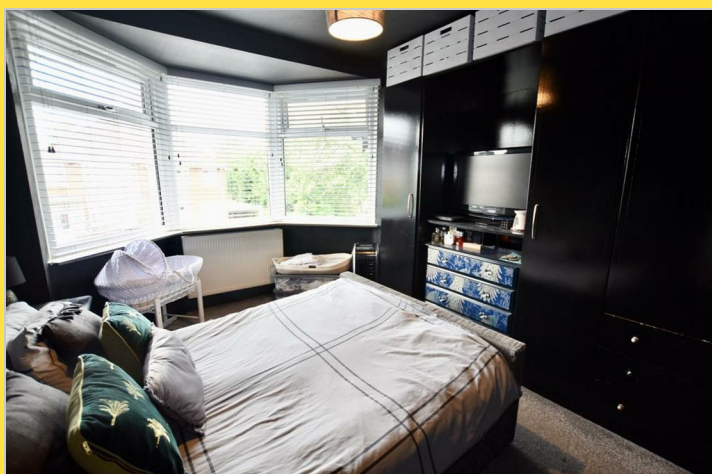
While we endeavour to make our sales particulars

fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



Road Map



Hybrid Map



Terrain Map



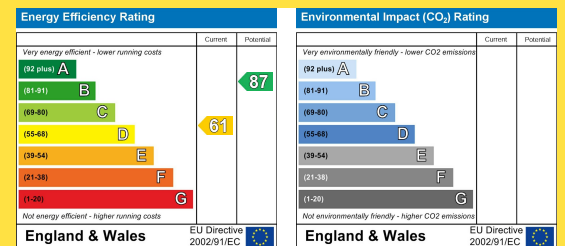
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.